

3.3.3 No Net Rise/Compensatory Storage

The no net rise/compensatory storage alternative for industrial development is shown in Figure 3-11. As shown in the figure, the two compensatory storage areas necessary to off set the floodplain fringe fill has limited the available development area to 25.5 acres. Industrial parking lots were assumed to be unacceptable for the compensatory storage areas. The total industrial building area was 852,900 square feet and the total parking area was 256,000 square feet.

The floodplain impacts of adopting a no net rise/compensatory storage policy were the same as those presented for residential development in Section 3.1.3. The same procedures presented in Section 3.3.1 were used to calculate the development costs for the no net rise/compensatory storage alternative. The cost of excavating to provide the compensating storage was also included. Development cost calculations can be found in Appendix A.